

# Annual Report



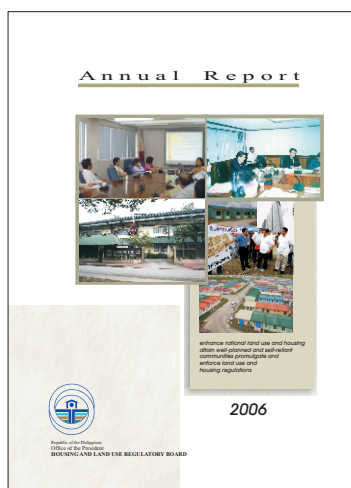
*enhance rational land use and housing  
attain well-planned and self-reliant  
communities promulgate and  
enforce land use and  
housing regulations*



Republic of the Philippines  
Office of the President  
**HOUSING AND LAND USE REGULATORY BOARD**

**2006**

## The Cover





*As one of the key agencies involved and committed to the National Housing Program (NSP), the Housing and Land Use Regulatory Board (HLURB) continues to ensure effective regulation of housing and real estate development through capability building and technical assistance in land use planning, zoning administration and issuance of permits and licenses for subdivision and condominium projects. The program and activities being undertaken are aligned to the policy direction and target set in the 10-Point Agenda by the President which is "to decongest Metro Manila by forming new cores of government and housing center in Luzon, Visayas and Mindanao."*

*For CY 2006, the Board posted a remarkable achievement by surpassing its annual target in the field of regulation, enforcement and provision of technical assistance in the formulation of comprehensive land use plans (CLUPs).*

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## *The Board* **Profile**

### **Mandate**

*As one of the key housing agencies, the Housing and Land Use Regulatory Board shall enhance rational land use and housing and real estate delivery through policy development, planning and regulations.*

### **Vision**

*To attain well planned and self-reliant communities via land and housing regulations.*

### **Mission**

*To promulgate and enforce land use and housing regulations which sustain a balance among economic advancement, social justice and environmental protection for the equitable distribution and enjoyment of development benefits.*






Republic of the Philippines  
Office of the Vice President

## Message



  
**Hon. NOLI "KABAYAN" DE CASTRO**  
Vice President, Republic of the Philippines  
Chairman, Housing and Urban Development  
Coordinating Council

The continuing challenge to be more responsive to the needs of its clients and various stakeholders in the shelter sector inspired the **Housing and Land Use Regulatory Board (HLURB)** to work harder, and with greater resiliency and innovation, in 2006. Despite missing the services of one of its key officials in the early part of the year, the Board strove to maintain a good record of accomplishments, as it has done consistently in the last few years.

As the lead agency that regulates housing development and land use in the country, the HLURB remains as the guardian of the real estate industry. As such, it is in a unique position to gauge the health and vitality of the industry. The good news is that last year, the number of licenses to sell issued by the Board spoke volumes about the state of investments in real estate. We should find encouragement in the fact that the total number of construction projects, both residential and non-residential, has gone up in 2006. Most notably, residential subdivisions and condominium projects proved to be high in demand among Overseas Filipino Workers (OFWs).

This confirms what everyone, including those who are skeptical about the country's economic growth, knows for a fact: that we are in the midst of a real estate boom. This boom will have a ripple effect of benefits that will have a positive impact on the entire economy.

HLURB's responsibility, however, is not just to keep track of the quantity, but to ensure the quality, especially of housing projects. It is in this aspect that I am challenging the Board to step up its efforts, and to explore new avenues to safeguard the welfare of home buyers.

It is only by ensuring that developers remain committed to responsible business practices that we can help sustain the growth of our resurgent housing sector.

The gains we have made should encourage us to press on with renewed commitment and greater vigor. As investments continue to pour in, particularly from overseas Filipinos, we need to redouble our efforts to strengthen the mechanisms for the protection of buyers in order to ensure sustainability and further spur economic growth.

The Housing and Urban Development Coordinating Council (HUDCC) needs the complete support of all the key shelter agencies, and I am counting on HLURB to do its share.

**MABUHAY!**

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In 2006, the Philippine economy remained to be strong. The growth rate of 5.5 percent was comparatively better than the 5.0 percent recorded in 2005. Surprisingly, the sources of growth were broad-based, with each major sector contributing to the growth of the economy.

In particular, the real estate sector continued to flourish due to the country's improved economic condition and restructuring measures initiated by the government housing agencies. Its growth was further buoyed by the strong production and sales of residential developments in subdivision and high-rise condominium projects fueled by the significant contributions of the remittances of Overseas Filipino Workers (OFWs) and Filipino immigrants.

While the string of good developments that extended in 2006 spoke of continuity for the housing industry, the year was about transition for the Housing and Land Use Regulatory Board (HLURB) as significant changes in the management ladder were made. These moves were necessitated by the sudden departure of our commissioner for legal.

For a while, a cloud of uncertainty hang overhead for the HLURB even before the hour came to flip the calendar to 2006. Expectation was high not only to sustain our growth but also to reach new levels of achievement following a productive year.

But things eventually worked themselves out.

Barely two months to the 2006 season, Atty. Artutro M. Dublado, former head of the Appeals and Review Group (ARG), was appointed HLURB Commissioner for Legal and Supervising Commissioner for Luzon. His replacement at the helm of ARG is the equally competent Atty. Maria Luisa Pangan who also served as head of the HLURB-Expanded National Capital Region Field Office Monitoring Group. Atty. Marino Bernardo Torres succeeded Atty. Pangan as

*The  
Chief  
Executive  
Officer's*

## Recap and Message



  
**ROMULO Q. M. FABUL**  
Chief Executive Officer  
and Commissioner



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head of the NCR's Monitoring Group. All three personnel started their careers with the Board.

Once the parts were in place, the HLURB was back in cruise control.

The growing optimism in our country's economic growth was evident in its trickle-down effect in the housing industry. For the year, the HLURB issued license to sell to 187,001 residential units, 10.6% higher than the 167,229 in 2005. In terms of project type, socialized housing registered with 62,656 units and 22,779 units belonged to condominium.

We remain committed to pursue programs that develop the technical capabilities of our Local Government Units (LGUs) in the formulation of Comprehensive Land Use Plan (CLUP). In 2006, we provided technical assistance to 106 LGUs, 5% better than the set target this year.

We approved and ratified the Provincial Physical Framework Plan (PPFP) of Camarines Norte and Cavite as well as the CLUP of Zamboanga City and Cagayan de Oro City.

Picking up where it left off in 2005, the Board resolved 535 cases on appeal, surpassing the annual target of 450 by 19%. The Legal Services Group (LSG) has also become a beacon of hope both for the agency and walk-in clients who sought legal advice. More importantly, the 193 legal opinions it rendered during the year did include some requested inputs in aid of legislation.

We amended certain provisions of the 2004 Rules of Registration and Supervision of Homeowners Associations (HOAs) and we did the same to the provision of signatories to Subdivision Development Plan for projects under PD 957 and BP 220. The upward trend in the construction of columbarium projects had likewise raised some problems and before they got out of hand, the Board began to lay down the rules and regulations to guide its

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development.

We took the initial step towards the formal adoption of mediation as an alternative mode in resolving cases pursuant to RA 9285 otherwise known as Alternative Dispute Resolution Act of 2004.

The process provides that after the filing of the case, the same is referred by the arbiter to a mediator before the adjudication proceedings is commenced. The parties then appear before a mediator and with the latter's expert assistance the parties could jointly explore all avenues of settlement and, if successful, conclude a compromise agreement for the approval by the arbiter.

Thirty out of the 48 HLURB employees who passed the personality test conducted by the CORE Group Foundation, Inc. chaired by Ms. Annabelle Abaya had already undergone a one-week training in Tagaytay City on August 14-19, 2006. The training involved written examination and fishbowl exercise to test their capacity to handle cases under the supervision of the trainers.

Mediation is expected to reduce considerably the voluminous cases laid upon the shoulder of our arbiters. Where the same is manageable, arbiters can resolve cases in a shorter period and with a higher disposition rate.

We have been recognized internationally for the successful application of Geographic Information System (GIS) in Comprehensive Land Use Plan (CLUP). Yours truly was in San Diego, California last August to attend the ESRI (Environmental Systems Research Institute, Inc.) User Conference wherein the HLURB was conferred the Special Achievement in GIS.

The use of digital data and application of GIS opens the door to improved coordination and cooperation between a particular department and municipality. For instance, the engineering

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department can readily access a municipality's CLUP backstopped by GIS for any valuable information or data to be analyzed using the same digital road database. SwedeSurvey was tapped to assist the Board in the preparation of guidelines on how to use GIS in CLUP. The project is sponsored by the Swedish International Development Cooperation Agency (Sida).

We are proud of all that we have accomplished in 2006, but we are even more excited and passionate about what the future brings. With continued trust and support from our employees, we look forward to another fruitful year of dedicated public service.



From left to right: Mr. Christer Kjerneberg, Project Technical Adviser, Swedesurvey; Ms. Emma Marilyn C. Ulep, Project Leader, HLURB; Mr. Jack Dangermond, President of ESRI; Mr. Romulo Q. M. Fabul, Chief Executive Officer and Commissioner, HLURB. The award was presented at the ESRI's 26th Annual User Conference held in San Diego, August 7-11, and is being given to users around the world in recognition of their outstanding work in the GIS field. It is a significant evidence of HLURB's continuous effort to encourage the LGUs in the Philippines to use effective planning tools such as GIS. The Conference is a massive gathering of GIS practitioners all over the world and was attended by more than 14,000 attendees from more than 180 countries.



# Detailed Performance Report on Operations

## COMPREHENSIVE LAND USE PLANNING AND ZONING ASSISTANCE

As mandated, HLURB renews annually its commitment in providing direct technical assistance to local government units (LGUs) in the formulation of CLUPs/ZOs. This process involves a year-round activities starting with Memorandum of Agreement (MOA) signing with Local chief Executive (LCE) of the target LGUs and ends with the completion of the final draft CLUP/ZO.

In CY 2006, a total of 106 LGUs were extended technical assistance by HLURB technical staff which is equivalent to 105% of the target for the same year. Average accomplishment was 68% with fifty five (55) completed draft CLUPs/ZOs. Despite the limited number of technical staff providing full-time assistance, some regional field offices (RFOs) yielded a 100% completion of the draft CLUPs of their

### LIST OF COMPLETED COMPREHENSIVE LAND USE PLANS AND ZONING ORDINANCES, Year 2006

CAR	RFO VI	RFO XI
<ol style="list-style-type: none"> <li>1. Aguineldo, Ifugao</li> <li>2. Mayoyao, Ifugao</li> <li>3. Pudtol, Apayao</li> </ol>	<ol style="list-style-type: none"> <li>1. Anini-y, Antique</li> <li>2. Buenavista, Guimaras</li> <li>3. Sibunag, Guimaras</li> <li>4. Bingawan, Iloilo</li> <li>5. San Dionisio, Iloilo</li> <li>6. Bago City, Negros Occidental</li> <li>7. Sagay, Negros Occidental</li> </ol>	<ol style="list-style-type: none"> <li>1. Compostela, COMVAL Province</li> <li>2. New Bataan, COMVAL Province</li> <li>3. Carmen, Davao del Norte</li> <li>4. San Isidro, Davao del Norte</li> <li>5. Cateel, Davao Oriental</li> <li>6. Gov. Generoso, Davao Oriental</li> <li>7. Don Marcelino, Davao del Sur</li> <li>8. Hagonoy, Davao del Sur</li> <li>9. Sarangani, Davao del Sur</li> </ol>
RFO II	RFO VIII	RFO XII
<ol style="list-style-type: none"> <li>1. Aglipay, Quirino</li> <li>2. Allacapan, Cagayan</li> <li>3. Camalaniugan, Cagayan</li> <li>4. Claveria, Cagayan</li> <li>5. Cauayan City, Isabela</li> <li>6. Sto. Tomas, Isabela</li> </ol>	<ol style="list-style-type: none"> <li>1. Bobon, Northern Samar</li> <li>2. Lapinig, Northern Samar</li> <li>3. Caibiran, Biliran</li> <li>4. Dulag, Leyte</li> <li>5. Tabon-Tabon, Leyte</li> </ol>	<ol style="list-style-type: none"> <li>1. Maitum, Sarangani</li> <li>2. Tupi, South Cotabato</li> </ol>
RFO IV-B	RFO IX	RFO XIII (CARAGA)
<ol style="list-style-type: none"> <li>1. Rizal, Occidental Mindoro</li> <li>2. San Fernando, Romblon</li> </ol>	<ol style="list-style-type: none"> <li>1. Imelda, Zamboanga Sibugay</li> <li>2. Talusan, Zamboanga Sibugay</li> <li>3. Salug, Zamboanga del Norte</li> <li>4. Siayan, Zamboanga del Norte</li> <li>5. Isabela City, Basilan</li> </ol>	<ol style="list-style-type: none"> <li>1. Bunawan, Agusan del Sur</li> <li>2. Rosario, Agusan del Sur</li> <li>3. La Paz, Agusan del Sur</li> <li>4. Talacogon, Agusan del Sur</li> <li>5. Trento, Agusan del Sur</li> <li>6. Dapa, Surigao del Norte</li> <li>7. Tubajon, Surigao del Norte</li> <li>8. Barobo, Surigao del Sur</li> <li>9. Cantillan, Surigao del Sur</li> </ol>
RFO V	RFO X	
<ol style="list-style-type: none"> <li>1. Jovellar, Albay</li> <li>2. Libon, Albay</li> <li>3. San Jose, Camarines Sur</li> <li>4. Donsol, Sorsogon</li> <li>5. Juban, Sorsogon</li> </ol>	<ol style="list-style-type: none"> <li>1. Malaybalay, Bukidnon</li> <li>2. Manolo Fortich, Bukidnon</li> </ol>	

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respective LGUs targets. Noteworthy were RFOs II (Tuguegarao City), VI (Iloilo City) and XI (Davao City).

The low turn-out of completed CLUPs/ZOs was due to budgetary problems on the part of target LGUs. Thus, full-blown assistance for some target areas started around the second quarter of the year. Assistance to LGUs in calamity stricken areas stopped momentarily due to problem in mobility and communication, and CLUP/ZO formulation activities in some LGUs were deprioritized.

## **REVIEW AND RATIFICATION OF COMPREHENSIVE LAND USE PLANS AND ZONING ORDINANCES**

HLURB is charged to review and ratify CLUPs of highly urbanized cities, independent component cities, Metro Manila cities and municipalities and provinces. During the year, seven (7) CLUPs were received by the Board for review and ratification. However, only four (4) were recommended and subsequently approved by the Board. These are the plans of :

1. Camarines Norte Province  
Resolution # R792, S06, dated 10 July 2006
2. Cavite Province  
Resolution # R791, dated 13 March 2006
3. Zamboanga City  
Resolution # R796, dated 09 October 2006
4. Cagayan de Oro City  
Resolution # R798, dated 17 November 2006

To ensure completion and adoption of CLUPs and ZOs of component cities and municipalities by the respective Sangguniang Bayan (SB) and/or Sangguniang Panlungsod (SP) and subsequent approval of the same by the Sangguniang Panlalawigan, the HLURB continues to provide technical assistance to LGUs especially in the refinement of the draft CLUP after public hearing and PLUC review. Relative to this, a total of 239 LGUs were assisted by the RFO technical personnel.

As of December 2006, out of 1,610 cities and municipalities nationwide, around 85% 1,371 have approved CLUPs and ZOs. Of these, 773 or 56% are updated. On the other hand, out of 80 provinces, 58 (73%) have approved Provincial Physical Framework Plans (PPFPs). The plans of the remaining twenty two (22) provinces are still on the various stages of planning, review and approval process.

COMPREHENSIVE LAND USE PLANS AND ZONING ORDINANCES (CLUPs/ZOs)		
With Approved Plans		1,371
New Plans	168	
Updated CLUPs/ZOs	773	
For Updating	430	
Without Approved Plans		239
Preparation On-Going	238	
No Planning Activities	1	
<b>Total</b>		<b>1,610</b>
PROVINCIAL PHYSICAL FRAMEWORK PLANS (PPFPs)		
With Approved Plans	58	
Without Approved Plans	22	
<b>Total (Including Metro Manila)</b>		<b>80</b>

In addition to direct technical assistance, capacity building for LGUs is likewise provided through training on CLUP formulation, CLUP review and approval process, zoning administration, and subdivision plan processing/evaluation. A total of 722 LGUs were trained in CY 2006, equivalent to 120% of the target for the same year.

## ZONING ADMINISTRATION

The strategy of deputation was employed by HLURB to institute and ensure proper implementation and enforcement of the CLUPs and ZOs at the local level. Deputized Zoning Administrators (DZAs) are properly trained by HLURB in the processing and issuance of permits and zoning clearances to development projects. Per Executive Order #72 said function

is already devolved to LGUs. However, there are LGUs which did not assume the devolved function. Thus, HLURB still continues to perform said function through their deputies.

In CY 2006, a total of 154 DZAs nationwide are still in force and were able to issue 6,236 Certificates of Zoning Compliance (CZC), copies of which were submitted to respective HLURB Regional Field Offices for review.

## POLICY DEVELOPMENT

The Board through the Rules and Standards Development Group (RSDG) continuously prepares, updates/amends policies, guidelines, standards and regulations to ensure that development conforms with the current laws, development trends and demands. Four (4) guidelines/standards were updated/amended in 2006 equivalent to 100% accomplishment. These are the following:

- Amendment to certain provisions of the 2004 Rules of Registration and Supervision of Homeowners Associations (HOAs);
- Updated Guidelines on the Formulation and Revision of CLUP as part of its continuing effort to respond to national policy issuances and feedback from LGUs and other stakeholders;



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- Amendment to the Provision of Signatories to Subdivision Development Plan for projects under PD 957 and BP 220; and
  - Formulated Rules and Regulations for Columbarium Development (for Board approval in January 2007)



## ISSUANCE OF LICENSE TO SELL (LS)

A high accomplishment was recorded in the registration and licensing of subdivision and condominium projects for CY 2006.

A total of 2,346 residential projects were issued Licenses to Sell with a corresponding total number of 358,893 units. This produced a 12% increase over the target of 2,100 projects in the same year and a 20.43% increase in the 298,002 number of units produced in the previous year (CY 2005). Of these projects, 70% or 1,646 were simple subdivisions, 13% or 308 were open market subdivisions, 8% or 172 were categorized as economic housing and 122 or 5% were socialized housing projects. Around 4% or 98 projects were issued license to sell to residential condominium.

Two thousand three hundred forty six (2,346) Licenses to Sell issued to residential projects covered a total of 187,001 units. (See Table )

Under non-residential projects, 37 memorial projects registered a corresponding number of 149,997 plots, seven (7) farmlot subdivisions with 19,581 lots and three (3) commercial condominiums with 1,331 units. Industrial subdivision and commercial subdivisions had four (4) and 16 projects respectively. (Refer to Table 1)



Table 1. SUBDIVISION AND CONDOMINIUM PROJECTS ISSUED LICENSE TO SELL, Year 2006

PROJECT TYPE	PROJECTS	UNITS
<b>A. Residential</b>		
1. P. D. No. 957		
1.1 Open Market Housing	200	42,971
1.2 Medium Cost Housing	108	17,265
1.3 Condominium	97	22,779
2. B. P. Blg. 220		
2.1 Economic Housing	172	34,363
2.2 Socialized Housing	123	62,656
3. Simple Subdivision	1,646	6,967
<b>Sub-Total</b>	<b>2,346</b>	<b>187,001</b>
<b>B. Non-Residential</b>		
1. Commercial Condominium	3	1,331
2. Farmlot	7	19,581
3. Memorial Park	37	149,997
4. Industrial Subdivision	4	122
5. Commercial Subdivision	16	861
<b>Sub-Total</b>	<b>67</b>	<b>171,892</b>
<b>Grand Total</b>	<b>2,413</b>	<b>358,893</b>

## ISSUANCE BY REGIONAL FIELD OFFICE (RFO)

As in the preceding year (CY 2005), subdivision projects were mostly situated in the CALABARZON Area (RFO IV-A). A number were also found in the National Capital Region (NCR), Western Visayas Region (RFO VI), Central Luzon Region (RFO III) and the Central Visayas Region (RFO VII).

## DEVELOPMENT PERMITS ISSUED

Though a devolved function, HLURB continued to act for and on behalf of LGUs which did not assume the devolved function and those without approved updated plans. A total 245 residential and non-residential projects with corresponding 38,278 units were issued development permits in CY 2006. Of this total, 235 were residential projects and 10 were non-residential projects. (Refer to Table 2)



Table 2. DEVELOPMENT PERMITS ISSUED, Year 2006

TYPE	PROJECTS	UNITS
<b>A. Residential</b>		
Under P. D. No. 957		
Open Market Housing	8	2,445
Medium Cost Housing	2	139
Condominium	34	23,492
Under B. P. Blg. 220		
Economic Housing Project	8	1,142
Socialized Housing Project	10	1,801
Condominium	-	-
Compliance Project (RA 7279)	5	191
Simple Subdivision	168	687
<b>Sub-Total</b>	<b>235</b>	<b>29,897</b>
<b>B. Non-Residential</b>		
Industrial Subdivision	-	-
Commercial Subdivision	-	-
Commercial Condominium	4	1,781
Farmplot	-	-
Memorial Parks	6	16,583
<b>Sub-Total</b>	<b>10</b>	<b>18,381</b>
<b>Grand Total</b>	<b>245</b>	<b>48,278</b>

## APPROVAL OF OTHER PERMITS, CLEARANCES AND LICENSES

The Board likewise grants other issuances such as Certificates of Registration, Certificates of Completion, Clearance to Mortgage and other similar issuances. A total of 10,575 of these issuances were issued in CY 2006 which accounted for 91% of the target for the same year.

During the year (CY 2006), 882 Homeowners Associations (HOAs) were registered, 2,526 HOAs were monitored/supervised and 5,037 Brokers, Salesmen, Dealers registered/licenses.

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## **MONITORING AND INVESTIGATION OF PROJECTS**

Monitoring and investigations are conducted to ensure that development of projects comply with the approved subdivision plans. The activity likewise provides ample bases for actions in answer to complaints filed. Investigations are either conducted actually on the field while the other one is performed through an assessment of records pertinent to the project, e. g. sales status report, etc. The activities of HOAs are similarly monitored and supervised.

Both field and non-field monitoring recorded a total of 23,932 around 9% higher than the annual target of 22,000 of the same year. Monitoring of HOAs registered a total of 2,526.

## **ADJUDICATION OF CASES**

Complaints relative to violations of pertinent legislations and HLURB rules and regulations are formally filed with the Board. These are decided upon by the designated Housing and Land Use Arbiters (HLAs) both at the Central Office and the RFOs. Cases filed at the RFOs without HLAs are acted upon by the Legal Services group at the Central Office.

A total of 3,575 complaints were registered, of which 2,730 were real estate management (REM) cases and 845 were HOA cases. Out of this registered complaints, 1,116 cases or 89% were decided. Decided REM cases accounted for 935 and 181 were HOA cases. There were 2,459 cases still pending with the Board which were on the various stages of litigation proceedings.

## **RESOLUTION OF APPEALED CASES**

An aggrieved party in a case decided by an HLA may file a petition for review or appeal the decision of the HLA to the Board of Commissioners. The Board's decision is appealable to the Office of the President which

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is final and subject for review only by the Supreme Court.

In CY 2006, the Board resolved 535 cases, 19% over the annual target of 450. Of the total, 437 were REM and 98 were HOA cases.

To boot, the Board through its Legal Services Division, extends legal assistance through the conduct of legal researches, render legal opinions and review, prepare comments on legislative proposals. In CY 2006, 193 legal opinions were rendered by the Board.

## ***Administration and Finance***

### **MANPOWER RESOURCES**

In CY 2006, HLURB operation is backed up by a total workforce of 444, a 4% decrease from 460 in the previous year. Thirteen (13) employees separated/resigned from the RFOs while three from the Central Office retired.

In terms of personnel distribution, seventy one percent (71%) of the total workforce were with the RFOs while twenty nine percent (29%) were stationed at the Central Office. The General Services Division (GSD) had the most number of personnel at the Central Office followed by the Accounting division and the Human Resource Management Division. Among the RFOs, the Expanded National Capital Region (ENCR) had the highest number of personnel (59) followed by RFO IV-A (42), RFO III and RFO VII with 20 personnel apiece. Permanent positions were occupied by 431 employees. There were five (5) who held temporary and two(2) with casual positions. As in previous year (CY 2005), females dominated the males (268 females: 176 males).

SUMMARY OF HLURB PERSONNEL DISTRIBUTION PER OFFICE  
(As of December 31, 2006)

OFFICE/REGION	SEX		S T A T U S										POSITION				T O T A L
			PERMA-NENT		TEMPO-RARY		CASUAL		WITH FIXED TERM		CO-TERMI-NOUS		TECH-NICAL		ADMINIS-TRATIVE		
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F	
Office of the Chief Executive Officer	1	2		2					1				1	2			3
Executive Services Group	2	4	2	4									2	3		1	6
Plans and Programs Group	1	6	1	6									1	5		1	7
Board Secretariat		4		3		1								2		2	4
Internal Audit Service		3		3										3			3
Office of Comm. A. M. Dublado	1	2		2					1				1	1		1	3
Legal Services Group	2	6	2	5								1	2	5		1	8
Information Technology Group	4	3	4	3									4	3			7
Office of Administrative and Finance Human Resource and Mgmt. Div.		9		9										5		4	9
General Services Division	19	7	19	7									4	5	15	2	26
Office of Comm. T. A. Desierto	1	2	1	1						1			1	2			3
Appeals and Review Group	4	5	4	4								1	4	2		3	9
Budget Division	2	6	2	6									1	3	1	3	8
Accounting Division	1	15	1	15									1	9		6	16
Office of J. Y. Pang	1	1		1					1				1			1	2
Rules and Standards Devt. Group	1	8	1	8									1	7		1	9
Field Operations Support Group	1	6	1	6									1	5		1	7
Sub-Total	41	89	38	85		1			3	1		2	25	62	16	27	130
ENCRFO	24	35	22	35			2						19	30	5	5	59
CAR	5	8	5	8									4	8	1		13
RFO - I	3	7	3	7									3	7			10
RFO - II	11	7	10	7	1								10	6	1	1	18
RFO - III	6	14	6	14									5	12	1	2	20
RFO - IV-A	19	23	19	22		1							15	19	4	4	42
RFO - IV-B	6	3	5	3	1								4	3	2		9
RFO - V	7	11	7	11									7	8		3	18
RFO - VI	9	8	9	8									7	8	2		17
RFO - VII	9	11	8	11	1								8	11	1		20
RFO - VIII	7	8	7	8									6	8	1		15
RFO - IX	7	9	7	9									6	9	1		16
RFO - X	2	11	2	11									2	10		1	13
RFO - XI	9	9	9	9									8	8	1	1	18
RFO - XII	5	10	5	10									5	7		3	15
CARAGA	5	4	5	4									5	4			9
With appealed admin. case	1	1	1	1									1	1			2
Sub-Total	135	179	130	178	3	1	2						115	159	20	20	314
Grand Total	176	268	168	263	3	2	2		3	1		2	140	221	36	47	444

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## HUMAN RESOURCES DEVELOPMENT

As part of the staff development program of the Board, scholarships and trainings both at the local and international scenes in CY 2006, were extended to technical, legal and administrative personnel alike.

In the same year, a personnel from RFO VIII (Tacloban City) was allowed to attend Bar review and another one from Central Office was allowed on official time to finish her Thesis Writing. This was in line with the HLURB-Educational Support Program which was started in CY 2000.

### LOCAL TRAINING

MCLS Seminar (Integrated Bar of the Philippines-Lex Review Center),  
Baguio City, March 14-16, 2006

Helen Benitez Forum on Sustainable Development Lecture Series Part I,  
US Embassy, PWU-HZB Forum on Women, Power and Sustainable Development,  
March 28, 2006

Property Supply and Management system, COA-PDC Training Center,  
Commonwealth Avenue, Constitution Hills, Quezon City,  
July 11-14, 2006

Cash Management and Control System, COA-PDC Training Center,  
Commonwealth Avenue, Constitution Hills, Quezon City,  
June 21-23, 2006

Seminar for Credit Committee of the HLUB-EMPCC at the Cooperative  
Development Authority (CDA), Quezon Avenue, Quezon City,  
June 16, 2006

Seminar for the Election Committee of the HLURB-EMPCC at the CDA,  
June 23, 2006

Seminar for the Education Committee of the HLURB-EMPCC at the CDA,  
June 30, 2006

Seminar for the Audit & Inventory Committee of the HLURB-EMPCC at the CDA,  
July 7, 2006

Coastal Hazards Management Program, DENR-SIDA at Punta Fuego, Batangas,  
October 9-27, 2006

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PSME 54<sup>th</sup> Annual Convention/Awarding for Most Outstanding Mechanical Engineer in the Field of Government Service,  
October 24-26, 2006

MCLE Program, Iloilo City, November 23-24, 2006

Philippine Institute of Environmental Planners (PIEP) Convention,  
November 10-11, 2006

Refresher Course on Gender Responsive POPDEV Planning,  
Tacloban City

2<sup>nd</sup> NCR Customer Forum, Philippine Postal Corporation,  
Manila Central Post Office Bldg., Liwasang Bonifacio, Manila,  
November 7, 2006

#### **FOREIGN SCHOLARSHIP TRAINING**

Environmental Science & Research Institute (ESRI) 26<sup>th</sup> Annual User  
Conference, San Diego, California, USA,  
August 5-13-2006

Urban Land Administration Program, Gavle, Sweden,  
September 4-29, 2006

International Workshop on East Asia Sustainable Development  
on the Urban Fringe, Seoul, Korea,  
October 16-20, 2006

#### **IN-HOUSE TRAINING**

Training on Talk Works: a Mediation Course for Professional Practitioners  
and Completion of Internship Program, CORE-HLURB at PHINMA,  
Tagaytay City, August 14-18, 2006

#### **HLURB-ESP GRANTEE (on Partial Scholarship-full Official Time only)**

Bar Review, April-September 2006

Thesis Writing (Scholarship Extension),  
February 16-March 24, 2006



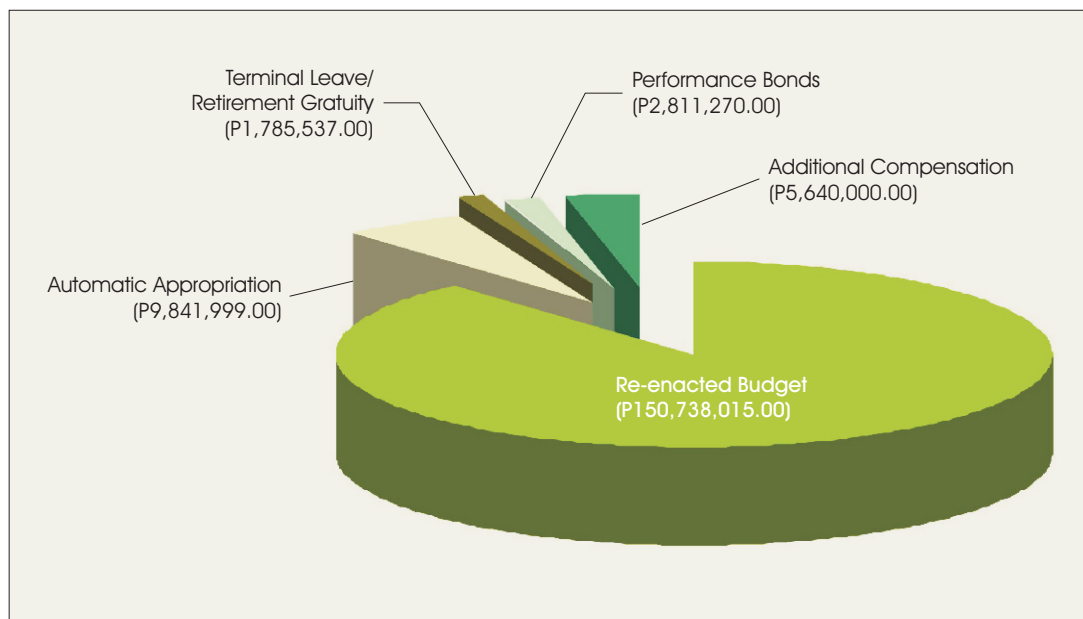
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## FINANCIAL RESOURCES

The HLURB's budget for CY 2006 as re-enacted is One Hundred Sixty Four Million Nine Hundred Ninety Four Thousand Pesos (P 164,994,000.00). the actual release was One Hundred Sixty Million Five Hundred Eighty Thousand Fourteen Pesos (P160,580,014.00) with additional release of Ten Million Two Hundred Thirty Six thousand Eight Hundred Seven Pesos (P10,236,807.00).

Breakdown:

P150,738,015.00	- Re-enacted Budget
9,841,999.00	- Automatic Appropriation
1,785,537	- Terminal Leave/Retirement Gratuity
2,811,270	- Performance Bonds
5,640,000	- Additional Compensation



**CONSOLIDATED BALANCE SHEET**  
(Regional and Central Office)  
**(COMPARATIVE)**  
For the year Ended December 31, 2005 and 2006  
**ASSETS**

	2006	2005
<b>Current Assets</b>		
Cash and Receivables	P 581,442,669.13	P 544,939,413.25
Inventories	2,105,572.79	2,545,738.59
Prepaid Expenses	2,804,898.41	2,487,619.94
Other Current Assets	4,800.00	4,800.00
Total Current Assets	<u>586,357,940.33</u>	<u>549,977,571.78</u>
<b>Property, Plant and Equipment</b>		
Property, Plant and Equipment	79,638,211.52	80,401,989.04
Less: Accumulated Depreciation	<u>41,207,046.97</u>	<u>30,726,542.15</u>
Total Property, Plant and Equipment	<u>38,431,164.55</u>	<u>49,675,446.89</u>
<b>Other Assets</b>		
Other Assets	<u>278,158.52</u>	<u>1,284,482.43</u>
<b>TOTAL ASSETS</b>	<u><u>P 625,067,263.40</u></u>	<u><u>P 600,937,501.10</u></u>

**LIABILITIES AND EQUITY**

<b>LIABILITIES</b>		
Current Liabilities	P 32,304,149.03	P 28,744,853.75
Deferred Credits	29,169.35	29,169.35
Total Liabilities	<u>32,333,318.38</u>	<u>28,774,023.10</u>
<b>EQUITY</b>		
Government Equity	<u>592,733,945.02</u>	<u>572,163,478.00</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>P 625,067,263.40</u></u>	<u><u>P 600,937,501.10</u></u>

Certified by:

  
**ISABELITA J. FELIZARDO**  
OIC, Accounting Division

Approved by:

  
**ROMULO QURINO M. FABUL**  
Chief Executive Officer  
Commissioner

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## TALK WORKS

### *A Mediation Course for Professional Practitioners*

In compliance to RA No. 9285, HLURB adopted the use of alternative modes of dispute resolution such as mediation and reconciliation in resolving cases. Partly, this is a remedial solution to the continuous increase of on-going cases filed with HLURB but has a limited number of arbiters.

Aware of the need, the Board planned to train capable employees in the Expanded National Capital Region (ENCR), RFOs III, IV-A and IV-B where voluminous of cases are filed.

On 01 August 2006, CORE Group Foundation, Inc. chaired by Ms. Annabelle Abaya, conducted a personality test to 48 interested employees coming from HLURB-Central Office, ENCR, RFOs III, IV-A and IV-B. Out of the 48 employees who took the test, only 30 were recommended for assessment and screening to compose the would-be participants to the five-day Mediation training. These were the following:

1. Grace Ang	Rules and Standards Development Group
2. Edwin Aquino	ENCR
3. Arthur Armea	Appeals and Review Group
4. Atty. Michelle Jan Babiano	ENCR
5. Atty. Rowena Ballasolla	ENCR
6. Judith Cacacho	ENCR
7. Rommel Calzado	ENCR
8. Marilyn Cañas	Human Resource and Manpower Development
9. Leovino Dalangin	General Services Group
10. Reynaldo De Leon	Appeals and Review Group
11. Nora Diaz	Field Operations Support Group
12. Alicia Dumpit	Internal Audit Services
13. Alfredo Evangelista	General Services Group
14. Lualhati Francisco	Human Resource and Manpower Development
15. Leonor Hilahan	ENCR
16. Luciano Janario, Jr.	RFO IV-A
17. Atty. Charito Bunagan-Lansang,	Board Secretariat
18. Ariston Rommel Lariosa	ENCR
19. Salvador Lavapie, Jr.	RFO IV-A
20. Atty. Joselito Melchor	ENCR
21. Milagros Mendoza	Executive Services Group
22. Susan Morales	Executive Services Group
23. Atty. Ma. Luisa Pangan,	Appeals and Review Group
24. Atty. Lorina Rigor	ENCR
25. Myrna Roldan	ENCR
26. Mercy Romero	Plans and Programs Group
27. Malaya Simon	RFO IV-A
28. Lloyd Sioson	Rules and Standards Development Group
29. Jorem Torre	Budget Division
30. Evangeline Zablan	RFO III

The training was held in Tagaytay City on August 14 to 19, 2006. A week after the training, a written examination was conducted to validate the outcome of the training which was followed by a fishbowl exercise to test their capacity to handle cases under the supervision of the trainers.





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The succeeding month proved to be the challenging month for the trainees. They started to handle cases referred by the National Capital Region and RFO IV-A. Out of the 123 cases referred for mediation only 58 cases were handled. Disputants in the 65 cases did not appear during the mediation. Out of the 58 cases handled, 47% were settled.



On 24 November 2006, a closing exercises was held to culminate the Mediation Training at the University Hotel at the University of the Philippines compound in Diliman.





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## ***DIRECTORY OF KEY OFFICIALS***



**Hon. NOLI L. DE CASTRO**

Vice-President of the Philippines and Chairman,  
Housing and Urban Development Coordinating Council (HUDCC)  
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### **EX-OFFICIO COMMISSIONERS**



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**Atty. JOEL L. JACOB**

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**AUGUSTO B. SANTOS**

Director-General  
National Economic and  
Development Authority (NEDA)  
NEDA Bldg., Amber Ave., Pasig City

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## FULL-TIME COMMISSIONERS



**Atty. ROMULO Q. M. FABUL**  
Chief Executive Officer and Commissioner



**Atty. TERESITA A. DESIERTO**  
Commissioner



**Atty. ARTURO M. DUBLADO**  
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**JESUS YAP PANG**  
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2006